

11 Welwyn Road
Herford, Herfordshire SG14 2BD
Guide price £895,000

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The house is set back from the road offering a driveway for numerous cars.

The property offers an entrance porch leading to a nice hallway with stairs to the first floor and access to the cloakroom/WC.

The open plan kitchen/ dining room offers fitted units finished off with plenty of worktop space, spaces for appliances, tiled flooring and access to the garden. Leading off the dining room area is a useful utility room.

The family room enjoys a window overlooking the front.

There is a dual aspect living room which has a gas feature fireplace.

On the first floor is the master bedroom with an en-suite bathroom room. There are three further double bedrooms and the family bathroom.

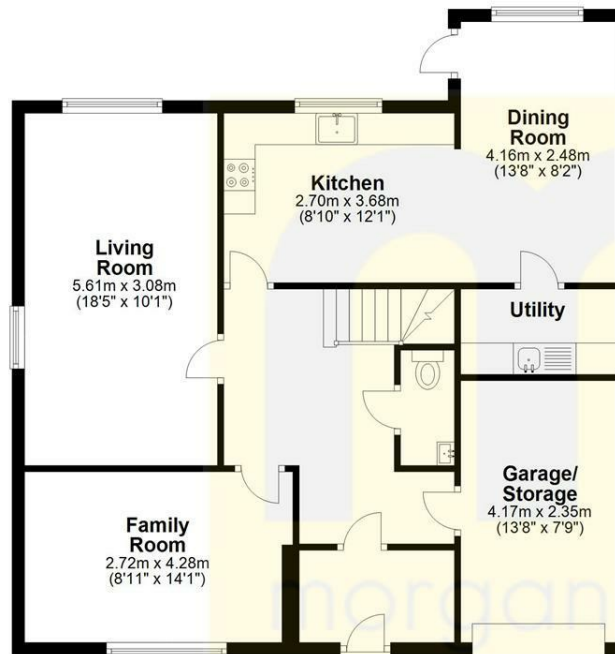
The garden has been landscaped and is fully enclosed with modern fencing with lighting, terraces for outdoor entertaining and a good-size lawn area. There is also a useful side access.

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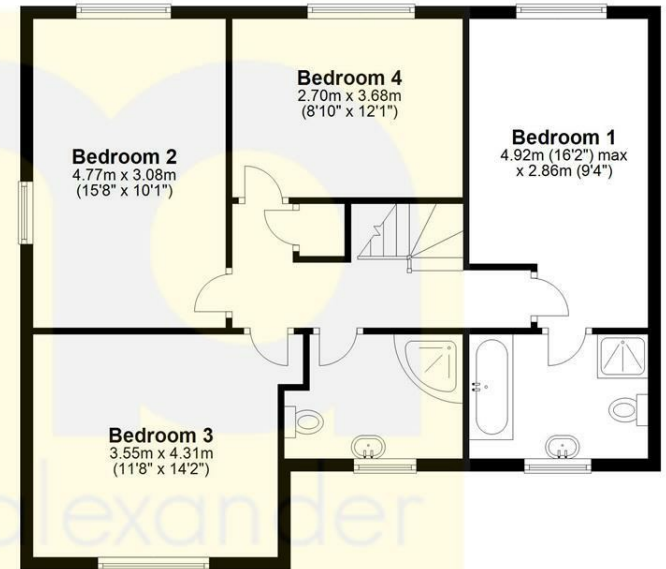




Ground Floor
Approx. 82.0 sq. metres (882.4 sq. feet)



First Floor
Approx. 74.2 sq. metres (798.2 sq. feet)



Total area: approx. 156.1 sq. metres (1680.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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